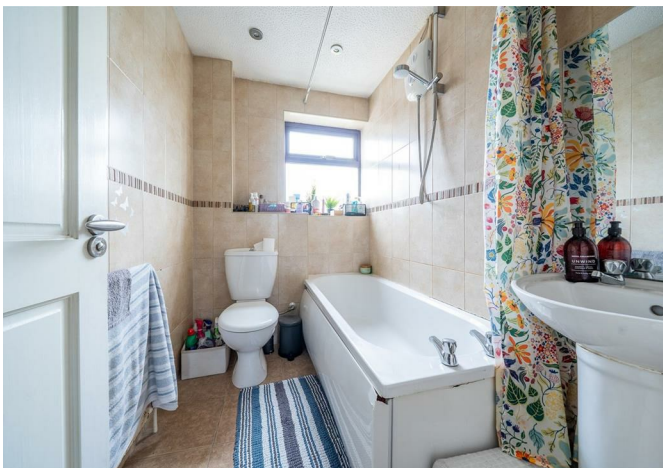




SAMUEL WOOD

17 Honey Meadow, Ludlow, SY8 1TG  
Offers In The Region Of £190,000



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This 2 double bedroom terrace house offers great opportunity for first time, retirement or investment buy. The accommodation benefits from gas fired heating, driveway parking & garden. The property also enjoys a strong location being on the edge of town but still with lots of amenities on the doorstep.

- 2 Double Bedrooms
- Driveway Parking & Garden
- Excellent Storage
- Conservatory To The Rear

The accommodation is both well-proportioned and thoughtfully arranged. A welcoming reception porch leads into a central hallway. The kitchen/breakfast room is fitted with a range of units and offers ample space for casual dining, while the living room provides a comfortable and inviting space for relaxation. To the rear, a delightful conservatory overlooks the garden, creating a bright and versatile additional reception area.

Upstairs, the property boasts two generous double bedrooms, both benefitting from fitted wardrobes, alongside a well-appointed family bathroom.

Externally, the property continues to impress with driveway parking to the front, while the rear garden has been designed for ease of maintenance.

### Services:

We understand that the property has mains electric, water and drainage, gas fired heating,

Broadband Speed: 15 - 1800 Mbps

Flood Risk: Very low

Tenure: We understand the tenure is freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

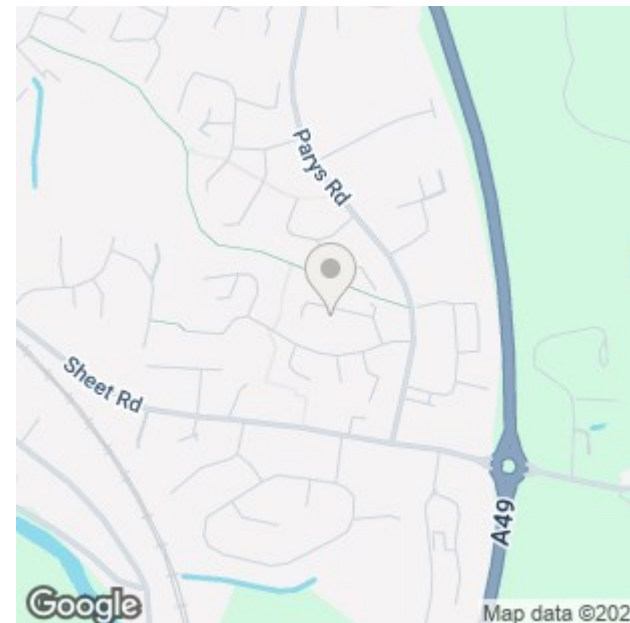
Should a sale be agreed, please note that under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved

platform by Credas, to collect purchasers' proof of identity. A charge of £25 per person will be collected by Movebutler, a link will be sent to you to carry out these proof of identity checks.

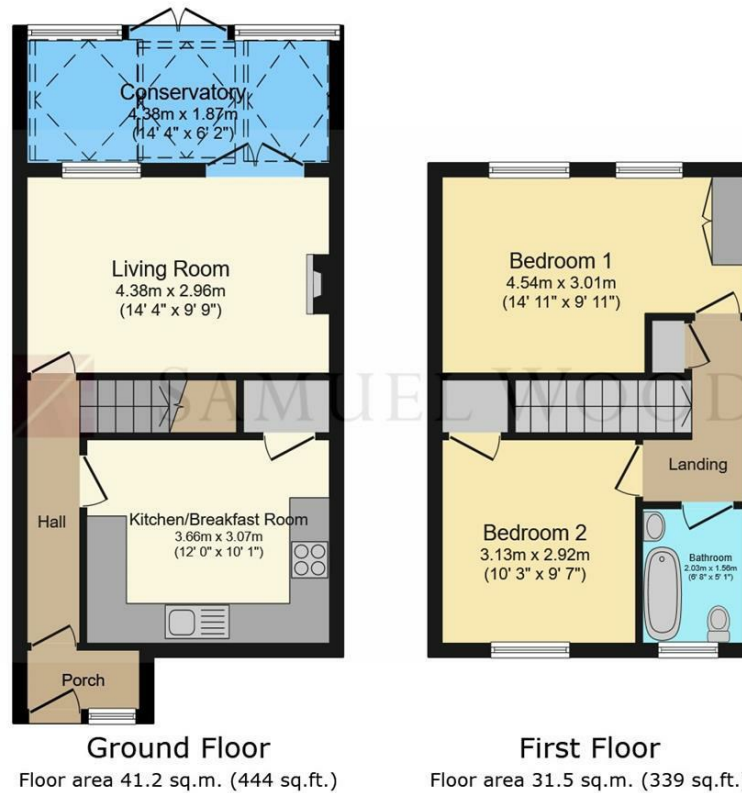
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764



## Floor Plans



**Total floor area: 72.7 sq.m. (782 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)